



OPEN
6
FULL DAYS A WEEK

PROPERTY ADVERTISED IN
4
HIGH STREET BRANCHES

24
HOUR MAINTENANCE
LINE

excellent website coverage on:



- Visiting the property to provide an initial rental appraisal and offer any advice which you require about the lettings process.
- Ensuring you receive the appropriate guidance to ensure the property complies with relevant safety regulations.
- Locating suitable tenants. Your property is advertised on rightmove.co.uk and if necessary will be advertised in print media. However, we have a database of prospective tenants waiting for properties within our catchment area.
- Carrying out accompanied appointments with prospective tenants to the property.
- An eye-catching 'to let' board, if required.
- Obtaining extensive references and credit checks.
- Preparing your individual tenancy agreement and arranging for signature with the tenant.
- Preparing an inventory & photographic schedule of condition (Cost of £65.00 + VAT for Find A Tenant).
- Checking the tenant into the property with the inventory (Cost of £25.00 + VAT for Find A Tenant).
- Checking tenants out of the property (Cost of £25.00 + VAT for Find A Tenant).

Arrangement Fee: 50% of the first month's rent (with a minimum fee of £349.00 + VAT)



Everything involved in our FIND A TENANT PACKAGE in addition to:

- Supervising the transfer of all utilities and council tax into the tenant's name.
- Receiving rental payments monthly in advance and making payment to you with a comprehensive statement in addition to dealing with rental arrears on your behalf.
- Inspecting the property periodically, making any problems known to you.
- Collecting a deposit from the tenant and registering it with our Tenancy Deposit Scheme

**Arrangement Fee: 50% of the first month's rent (with a minimum fee of £349.00 + VAT)
5% monthly management fee + VAT commencing month one**



Everything involved in our FIND A TENANT PACKAGE in addition to:

- **FREE** inventory with photographic schedule of condition
- Supervising the transfer of all utilities and council tax into the tenant's name.
- Receiving rental payments monthly in advance and making payment to you with a comprehensive statement in addition to dealing with rental arrears on your behalf.
- Making payment of regular outgoings on your behalf (if required).
- Inspecting the property periodically, making any problems known to you.
- Arranging for necessary works to be completed, liaising with you if estimated costs are likely to be over our agreed repair budget.
- Ensuring regular contact is maintained with the tenant, giving you peace of mind.
- Collecting a deposit from the tenant and registering it with our Tenancy Deposit Scheme

**Arrangement Fee: 50% of the first month's rent (with a minimum fee of £349.00 + VAT)
9% monthly management fee + VAT commencing month one**



Inclusive of all elements of our FIND A TENANT and FULL MANAGEMENT packages as well as:

- **FREE** inventory with photographic schedule of condition
- **FREE** rent guarantee insurance giving you reassurance (and payment) should your tenant refuse or be unable to pay their rent
- **FREE** emergency assistance and breakdown cover helping towards the costs of any repairs during the tenancy

**Arrangement Fee: One month's rent (with a minimum fee of £499.00 + VAT)
11% monthly management fee + VAT commencing month one**